



Stagecoach Estates Lot Owners Association
(SELOA)
ANNUAL MEETING

Creekside Christian Fellowship Church
Park City, UT

June 4, 2020

2020 SELOA Annual Meeting

Agenda

- ❑ Determination of Quorum
- ❑ Call to Order
- ❑ Roll/Introductions/New Members
- ❑ 2019 Annual Meeting Minutes
- ❑ Treasurer's Report
- ❑ Proposed 2020 Budget
- ❑ Proposed 2021 Dues Increase
- ❑ Election
- ❑ Committee Reports
 - ❑ Architectural Control
 - ❑ Fire
- ❑ Road Report
- ❑ Announcements
- ❑ Open to Floor
- ❑ Election Results
- ❑ Adjournment

2019 Draft Annual Meeting Minutes

Location: Synderville Basin Special Recreation District's Office, 5715 Trailside Drive, PC.

Determination of a quorum: Attendance; 30 lot owners representing 35 lots.

1. Call to order at 18:10 by President Brian Bitner.
 - a. Board members in attendance introduced: President Brian Bitner, Vice President Jackie Pender, Treasurer Steve Hall, Secretary Lucy Jordan, Directors Gary Auerbach, Scott McClellan, Nicole Knotts, Brian Tiley. Absent Bill Wilson and Brent Bryant. Chuck Grosvenor had resigned 4 days earlier.
 - b. New lot owners asked to introduce themselves: Sara and David Creasy lot 67, Rosie Moore lot 4.
2. 2018 Annual Meeting minutes. Minutes had been sent to membership for review last week. Lynn Steging lot 80 moved to approve the minutes. Rosie Moore lot 4 second. All in favor. Motion carried.
3. Treasurer's Report. Steve Hall went over the financial totals for budget items from 2018. Items that raised questions: \$12,551 for engineering, \$11,473 for legal fees, \$7872 in accounts receivable.
 - a. Elke Touchette lot 2. What bank are the accounts with? What interest rate are we getting? Engineering was not in the budget; what was that for? Who does the attorney represent? Steve Hall: Zions Bank. Would have to look up the interest rate. Attorney represents the Association. Touchette asked if we have a legal agreement with the attorney. B. Bitner said that we do. Hall said that we don't have the attorney on retainer. Touchett asked if we could get an itemized bill. Hall said the fees are itemized and just under \$9000 were related to Basin Canyon widening.
 - b. Tim Hawker lot 62B asked about accounts receivable and if those can be recovered. Hall explained that it is dues from 2 lots and that we have liens on them.
 - c. Mike Packard lot 100 asked about the unexpected legal and engineering fees and what is going on with them. B. Bitner said they were related to Basin Canyon widening and that we will get into that in the road report later in the meeting.

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4. Board of Directors Report. Lucy Jordan reviewed the activities since the last annual meeting. Tim Hawker lot 62B pointed out that the report should say “new gate entry counter system” instead of “new gates”.
5. Architecture Control Committee
 - a. Mike Garbett is retiring from the committee after 10 years. Mike Gonzales lot 61 and Kathy Borden lot 39 have agreed to be on the committee but need one more volunteer. Gonzales and Borden stated why they are volunteering. Wallis Winegar lot 116 volunteered to be on the ACC. Approved.
 - b. Mike Garbett went over the ACC report slides in the presentation. In the past 10 years there have been 33 projects; 12 have been completed and 5 will likely be completed this season. It is really wet this year. Have a lot of snow and need to keep the culverts clear. Culverts are the lot owner’s responsibility. In 2010 there was a flood on Kimball and it cost the SELOA about \$8000 so it is important to keep the water off the roads and going through the culverts.
6. Roads
 - a. Brian Bitner went over 2018 roadwork. Extended rotomil on almost all Stagecoach roads so only a few lots do not have rotomil to their driveways. Added 250 loads of free rotomil to the roads and purchased 25 loads of high-quality rotomil. Mike Garbett lot 5 pointed out a couple of areas that need rotomil. Tim Hawker lot 62B pointed out that a culvert between lot 62B and 64 has been buried. Brian Bitner reminded lot owners to check their own culverts and and that an 18-inch culvert is better than a 16-inch culvert.
 - b. Chip Garner went over the 2019 road work plan to add rotomil on roads and widen where we can. Had a road committee meeting before this meeting. Work will depend on budget.
 - c. Tim Charlwood lot 34 says that we can get the rotomil for free. Brian Bitner replied that we got 250 loads for free but depending on when you need it and the quality of the rotomil sometimes you have to pay. Brian Tiley suggested that Charlwood should use his contacts to get free rotomil for Stagecoach. Jackie Pender pointed out that even though the rotomil is often free there is still a cost to spread it. Bitner said it is \$8 or \$10 per load to spread. Elke Touchette lot 2 wants the road committee to make a concrete plan of action for what will happen on the roads this year. Chip Garner said OK.

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7. Gates general

- a. Brian Bitner went over the gates slide. Wants to minimize the hold-opens.
- b. Discussion on gates: Elke Touchette lot 2 is upset about hunters that were parked on the road on her lot several times spotting game. Fred Trujillo, who is in charge of the Basin Canyon gate, is trying to minimize unauthorized gate access by taking out the code that can hold open the gate. Tim Hawker lot 62B reiterated that we should not move the gates because Summit County barely let us have them several years ago and will not let us have gates if we move them. Cara Murphy lot 70 proposed that hunters and construction crews have tags that they can display in their vehicles. Asked if she can make a motion. Elke Touchette lot 2 seconded and replied back to Tim Hawker that Bill Bishop lot 30 has done extensive research and found that we can move the gates. Tim Hawker and Brian Bitner replied that the County barely allowed us to have the gates several years ago and that if we try to move them we likely won't be able to have them. David Creasy lot 67 said that they were able to get the gate codes off the annual meeting minutes on the Stagecoach website. Mike Garbett said that during construction season they used to change the gate code each month. Fred Trujillo said that the gates have helped tremendously in keeping out the general public. Julie Hall lot 101 agreed that all lot owners should have tags. Someone pointed out that we used to have stickers. She goes to many county committee meetings and they never allow gates anymore.

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8. Gate counters and gate and road counter estimates:
 - a. Lucy Jordan explained the difference between the gate counter system estimates and road counters. A new gate counter system would allow us to assign many codes, so each lot could have a code, church camp could have a code, hunters could have a code, etc. It would allow tracking of usage and have cameras to see who is coming and going. Road counters count the number of cars going over them and we can use that data to differentiate Stagecoach users from church camp traffic. Glen David lot 84 said better gate counter system could be used to assess each lot owner based on usage. Jackie Pender proposed to do a focused survey on gate counters and road counters.
 - b. Porcupines eat rubber hoses.
 - c. Cara Murphy lot 70 asked if the road committee could be involved with the road counters. Brian Bitner said that is possible and Chuck Grosvenor might be able to help.
9. Waste dumpster enclosures: Got estimates to enclose the dumpsters. It is very expensive. Sara Creasy lot 67 questioned that if we have enclosures it might exacerbate problems with winter service.
10. Fire Preparedness Plan
 - a. Pender went over slides on Fire Preparedness. Park City Fire Department has changed the policy on community chipping; won't do community chipping unless we have started the Community Wildfire Preparedness Plan (CWPP).
 - b. A meeting on April 4, 2019 of the newly formed Summit County wildfire prevention committee has stakeholders from many of the communities near Park City. Jackie Pender and Drew Jordan are on the committee. Summit County and Park City are considering ordinances to increase defensible space. Could be incentivising or punitive. Even clearing 5 feet around your home and buildings of any combustible material helps a lot. 30 feet around home is better and thin the trees to 100 feet radius.

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10.

- c. Drew Jordan lot 106 went over the Firewise program. We need to log our hours and expenses this year in order to submit our application in November 2019. Typically communities need to keep up the work for 3 years before we can possibly get a grant. Firewise logging program is on the Stagecoach website stagecoachstates.com. Go there to log hours and expenses.
- d. Tim Charlwood lot 34 had an assessment 3 years ago and his home is a defensible space. Brian Bitner said you can go to the fire station on Bitner road and request for someone to assess your lot with you present to give you tips on how to create defensible space.
- e. Hydrants need to be kept clear 3 feet around them, which is lot owners' responsibility.

11.

- Proposed 2019 Budget. Steve Hall went over the proposed budget. Legal expenses are budgeted for \$10,000. So far we have spent about \$1500 for legal this year. If we don't have to spend the full budgeted amount then we can use that for roads.
- c. Tim Charlwood lot 34 asked if there was a plan and a budget for the Basin Canyon Road widening mitigation. Brian Bitner explained that we are still working on an agreement with one of the lot owners. Attorneys are involved. We proposed a plan in December. We heard from them today and we think we are really close to an agreement with that lot owner. Disorder.
 - d. Elke Touchette lot 2 wants to know the potential liability to us if we have to remove the dirt. Brian Bitner said it is not clear because we don't know how much fill would need to be removed, but the liability would be the cost to remove some of the fill and move it to another location. Lot 8 and several other lot owners said they want the fill. Touchette wants board members to contact the insurance company to see if they can cover that potential expense.
 - e. Suzanne Hawker Lot 62B asked if the \$12,000 in the budget is for rotomill. Brian Bitner explained that it is for all materials to build the roads including gravel, oil, and sometimes purchased rotomil.
 - f. Tim Hawker lot 62B moved to approve the budget. Chip Garner 2nd. All in favor except lot 2 opposed. Motion carried.

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12. Community Feedback Survey. Jackie Pender went over the preliminary feedback from 56 of 109 lots responded. Roads and fire prevention are two highest priorities. Majority do not want dues raised. Rotomil and road widening are the highest road priorities. Property use restrictions is the number 1 objection to Covenants revision. People are mostly opposed to short-term rentals within Stagecoach but there are many nuances. Need more targeted feedback on some issues. Elke Touchette lot 2 suggests a survey on how people use their lots.
13. Elections.
 - c. Lucy Jordan explained that we have gotten off the schedule outlined in our bylaws and that the board may propose to amend the bylaws next year to spread out the election of officers instead of having them all elected in one year. Directors elected tonight might not serve full term in order to get us back on track with the bylaws.
 - d. This year emailed ballots were sent to seloaelections@gmail.com to which only Rosie Moore, chair of the teller committee had access. Cara Murphy lot 70 and Drew Jordan lot 106 rounded out the teller committee.
 - e. Results of elections: 3 director positions were on the ballot sent out on April 3, 2019 but with resignation of director Chuck Grosvenor on April 14 the remainder of his term (1 year) will go to the candidate that gets the 4th most votes. 53 lots voted. Mike Gonzales 47 votes, Steve Cuttitta 44 votes, Casey Brown 34 votes, Roger Bitner 29 votes.
14. Oath of office administered by Jackie Pender to 4 new directors.
15. Adjournment 8:20 by Brian Bitner.

No time for slides on announcements and answers to “other priorities” question from community feedback survey but the slides are included in the presentation.

Motion to approve 2020 SELOA Annual Lot Owners Meeting Minutes

Treasurer's Report 2019

Steve Hall – Treasurer

2019 Income

Income			
	BRR Winter Maintenance		4,500
	Penalty		150
	Annual Dues		81,750
	Building Fees		
		Non-refundable Road Damage Dep	8,828
		Building Fees - Other	0
	Total Building Fees		8,828
	Finance Charge on Overdue Acct		2,783
	Gate Remotes		350
	Late Fees		225
	Church Maintenance Contribution		2,800
	Peak Radio Rental Income		4,140
	Uncategorized Income		10
Total Income			105,536

2019 Expense

Expense			
	Administration		
		Office	118
		Miscellaneous	270
		Liability Insurance	2,977
	Total Administration		3,365
	Electric Gates		
		Electricity	614
		Repair	1,716
	Total Electric Gates		2,330
	Legal Fees		8,814
	Road System		
		BBR Annual Payment	27,000
		Repair-Service & Engineering	60,609
		Other Maintenance	131
		Snow Removal	5,000
	Total Road System		92,740
Total Expense			107,249

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Balance

Total Income	105,536
Total Expense	107,249
Net Ordinary Income	-1,713
Interest Income	104
Net Income	-1,609

2019 Balance Sheet

Assets

Checking	\$3,979
Savings Account	\$1,059
Reserve Fund	\$30,728
Refundable deposits	\$31,701
Accounts receivable	<u>\$12,243</u>

Total Current Assets **\$79,710**

Liabilities & Equity

Refundable deposits \$31,725

Total current liabilities **\$31,725**

Opening Bal Equity \$38,895

Retained Earnings \$10,700

Net Income - \$1,610

Total Equity **\$47,985**

Total Liabilities & Equity **\$79,710**

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Income	Budget	Actual	Difference	% of Budget
Annual Assessments	81,000	81,750	750	101%
BRR Winter Maintenance	4,500	4,500	0	100%
Maintenance contribution- LDS Church	2,800	2,800	0	100%
Rental income (Peak)	4,140	4,140	0	100%
Building Impact Fees	0	8,828	8,828	
Misc.(interest, fees, remotes)	272	3,468	3,193	1275%
Total Income	92,640	105,536	12,896	114%
Expenses				
Administrative	3,817	3,365	(452)	88%
Electric Gates	2,218	2,330	112	105%
Legal	10,000	8,814	(1,186)	88%
Rotomil & Other Maintenance	14,000	131	(13,896)	1%
Service & Engineering	23,000	60,609	37,609	264%
Kimball Gate Snow Removal	5,000	5,000	0	100%
BRR Maintenance Contribution	27,000	27,000	0	100%
BRR Winter Maintenance	4,500	0	(4,500)	0%
Total Expenses	89,535	107,249	17,714	120%
Net Income / Loss	3,105	(1,713)	(4,818)	-55%

2018-2019 Expenses Directly Related to Basin Canyon Road Widening

	2018	2019	Total
Legal	\$8,537.00	\$7,148.00	\$15,685.00
Engineering	\$11,901.13	\$7,009.46	\$18,910.59
Road Work	\$1,918.00	\$9,300.00	\$11,218.00
County Fees		\$12,090.00	\$12,090.00
Erosion blanket, rocks, traffic, safety, seed		\$2,604.82	\$2,604.82
Total	\$22,356.13	\$38,152.28	\$60,508.41

Proposed Budget

Proposed Budget - 2020 pg 1 of 3

<u>Income</u>			
	Assessments - annual dues 107 lots x \$750 (exclude 2 delinquent lots)	\$80,250	
	Fire Prevention Grant	\$500	
	BRR Winter Maintenance	\$4,500	
	Church Maintenance Contribution	\$2,800	
	Peak Radio Tower Rental Income	<u>\$4,140</u>	
	Total Income		\$92,190

Proposed Budget – 2020 pg 2 of 3

<u>Expenses</u>			
Administration:			
Office		\$120	
Miscellaneous		\$250	
Website Upgrade		\$1,050	
Rebuild Savings		\$2,000	
Liability Insurance		<u>\$2,977</u>	
Total Administration			\$5,347
Electric Gates:			
Electricity		\$620	
Repair - on going		\$1,000	
Repair - Kimball		<u>\$7,000</u>	
Total Electric Gates			\$8,620
Legal Fees			
Legal Fees- on going		\$3,000	
Easement Legal Opinion		<u>\$5,000</u>	
Total Legal Fees			\$8,000

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Proposed Budget – 2020 pg 3 of 3

	Fire Prevention:		
	Annual Projects	\$1,100	
	Total Fire Prevention		\$1,100
	Road System:		
	BRR Annual Payment	\$27,000	
	Snow Removal - Gate Area	\$5,000	
	BRR Winter Maintenance	\$4,500	
	Kimball Speed Bumps	\$1,000	
	Basin "one-lane-road" signs	\$500	
	Water Valve extenders	\$4,000	
	Seed for Basin re-vegetation	\$500	
	Misc - road repair	\$2,000	
	Rotomill, Hauling, Spreading	\$23,500	
	Total Road System		\$68,000
	Total Expenses		\$92,117

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Motion to approve budget

Proposed Annual Dues Increase for 2021

- **Dues have not increased since about 2014.**
- **Dues have not kept up with inflation.**
- **Over a dozen new structures have been built since 2014 and more lot owners are accessing their lots more frequently. Growth increases road and gate maintenance costs.**
- **Cannot count on free rotomil every year.**
- **The Board will consider a proposal to raise dues by \$100 in 2021 to \$850 annually and institute a cost of living annual adjustment of 2% thereafter.**
- **Dues increase needs to be voted and approved by at least 51% of membership. Vote would take place at a special meeting in fall or winter 2020.**

Election

**Thanks to 12 years of service
President Brian Bitner!**

**Thanks to Roger Bitner and Mike
Gonzales for serving one year director terms
and to Mike Gonzales for chairing the ACC**

Election

PRESIDENT - 1 yr term filling the remainder of Brian Bitner's term, who reached term limit

Candidates

Scott McClellan, Lot 39

Nominations from the floor and write-in

DIRECTORS

One 3-year term replacing Roger Bitner whose term was up

One 2-year term to fill remainder of term of Mike Gonzales who resigned in March

Candidates

Elke Touchette Lot 2

Rosie Moore Lot 4

Todd Skrypek Lot 9

Justin Bitner Lot 66

Cara Murphy Lot 70

Roger Bitner Lot 74

Ralph Brown Lots 79 and 85

Mike Packard Lot 100

Vince Heyd Lot 107

Nominations from the floor and write-in

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Election

TREASURER - Steve Hall submitted his intent to resign as Treasurer on May 29, 2020, after ballots had been sent. There is one year remaining on his term.

Six days is not enough time to call for qualified candidates and send a new ballot with enough time for lot owners to review and mail their ballots before the annual lot owners meeting. According to our Bylaws Article VIII. 5. Vacancies: the Board may fill any vacant position except President and Vice President with any eligible lot owner.

The Board proposes to fill the treasurer position at the next board meeting. After candidates for president and directors have introduced themselves, we invite any Lot Owner interested in the treasurer position to introduce themselves. Before the next board meeting we will send out an invitation for candidates to submit their statement of qualifications for board review.

The Board may give preference to candidates having financial backgrounds and who will be willing to run for a 3-year term in 2021.

Each candidate can introduce themselves now if they choose. Please limit your time to 2 minutes.

Election

PRESIDENT - 1 yr term filling the remainder of Brian Bitner's term, who reached term limit

Candidates

Scott McClellan, Lot 39

Nominations from the floor and write-in

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Nominations from the floor and write-in

2020 SELOA Annual Meeting

Voting

Emailed ballots sent to SELOAelections@gmail.com.

Counting done by Teller Committee:

Megan Robinson lot 30

Suzanne De Jager lot 1

Catherine Semeraro lot 15

Lot owners in good standing may vote.

1 vote per lot.

Write-in candidates accepted.

Email voting open for 10 more minutes from now.
Results announced at the end of this meeting if possible.

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Voting during meeting

By email

Complete and scan your ballot and send to

SELOAelections@gmail.com

OR

Compose an email to SELOAelections@gmail.com stating your name, LOT NUMBER, and the candidate(s) you cast your vote for.

Email must come from the email for the lot owner on record with the SELOA Secretary and be received before voting is closed. Do not send the the Secretary.

In person: Fill out your ballot and turn into the Teller Committee before voting is closed.

Announcements

Recycling Reminder

Stagecoach has two trash and two recycling dumpsters at the Kimball Canyon gate.

Garbage pick up Tuesdays and Fridays. Recycling Wednesdays.

Lots having structures on them should have an account set up with Republic Services. Contact them at 435-615-8311 if you see problems.

RECYCLING TIPS

- ❑ NO PLASTIC FILMS
- ❑ NO GLASS, STYROFOAM, OR WAX-COATED CARDBOARD
- ❑ NO GREEN WASTE, E-WASTE, OR HAZARDOUS WASTE
- ❑ The dumpster is marked with allowable items or visit www.co.summit.ut.us/DocumentCenter/View/238



Announcements

Weed Spraying

Property owners are REQUIRED to control noxious weeds on their properties. The HOA sprays along Stagecoach Roads. We purchase Weed Master concentrate from Summit County at reasonable rates. We are looking for volunteers to help. If interested please contact Brian Tiley (435-513-2505).

ACC Committee Members

Committee Members:

Kathy Borden, Chair (971-244-2242)

Rosie Moore

Fred Truillo

Jeremy Petersen

Email: acc.selo@gmail.com

Vote to approve ACC members

Architectural Control Committee (ACC) Report

2020 SELOA Annual Meeting

ACC NEW IMPROVED INTERNAL PROCESS

- New email address set up: acc.selo@gmail.com
All committee members can view and respond to all correspondence
- The chair delegates 1 committee member to handle all communication for 1 Lot project
- 3 committee members participate/make decisions (majority rules if disagreement)
- ACC will respond to requests/calls within 24-48 hours
- ACC seeks to approve/decline projects within 10-15 business days (provided all docs, fees, and information in order)
- Project Tracking Report created (available to BOD)

ACC Application Approval Process Metrics

	2018	2019	2020
<u>Number of Initial Meetings with Lot Owners</u>	5	N/A	4
<u>New Home Construction</u>			
Applications reviewed	2	N/A	1
Applications approved	1	N/A	1
<u>Existing Home Remodel/Additions</u>			
Applications reviewed	1	N/A	1
Applications approved	1	N/A	1
<u>Driveway/Lot Access (New or Modified)</u>			
Applications submitted	1	N/A	
Approvals approved	0	N/A	
<u>Barn/Out-building</u>			
Applications submitted	1	N/A	
Applications approved	1	N/A	
<u>Other Requests (fire pit, secondary access, etc.)</u>			
Submitted requests	0	N/A	0
Requests approved	0	N/A	0

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Construction Activity Summary

- Lot 24 - New construction ACC pre-site approved
- Lot 15 - New construction - in progress
- Lot 64 - New construction - in progress
- Lot 47 - New addition - in progress
- Lot 46 - New addition - in progress
- Lot 3 - New construction - in progress
- Lot 1 - New construction - complete (pending final Basin repair)
- Lot 121 - New construction - in progress
- Lot 119 - New construction - in progress
- Lot 107 - New construction - complete
- Lot 106 - New construction - near completion

ACC - Internal Pool Addendum

- ACC received request for a Pool in Stagecoach - can only be approved with ACC approval
- ACC researched and consulted
- ACC created a strict guideline for Swimming Pools (above or in-ground)
(ACC Internal Document available to BOD)
\$250 Annual Pool Assessment Fee

Fire Committee Report SELOA Wildfire Preparedness 2020 Summary

- Updated CWPP submitted and approved*
- Awarded a \$500 grant from State Farm Insurance.*
- Member in good standing with the NFPA Firewise program.*

Fire mitigation efforts to date

- 28 members in our community have contributed 531 volunteer hours clearing deadfall along the access roads of Basin Canyon Rd, Hailes Loop Rd, and individual lots.*
- Personal out of pocket investments by lot owners including the rental of a commercial wood chipper have surpassed \$2,000.*

Wildfire Preparedness Resources

<http://summitcounty.org/DocumentCenter/View/3537/Firewise-Landscaping-?bidId=>

https://www.fema.gov/media-library-data/20130726-1652-20490-9209/fema_p_737_fs_4.pdf

http://www.fire.ca.gov/communications/downloads/fact_sheets/2007DefSpaceBrochure.pdf

- **Firewise Website:** <https://www.nfpa.org/Public-Education/By-topic/Wildfire/Firewise-USA>

Road Report

2019 Road Work Summary

- Approximately 750 loads (19 tons) of free rotomil, a \$275,000 value, were applied
- **Kimball Canyon Road**
 - Graded and rotomilled between up to Lower Cove
- **Basin Canyon Road**
 - Added rotomill from the Y up to gate
- **Lower Cove Road**
 - Fill spots
- **Upper Cove Road**
 - Added rotomill

2020 Road Plans

- Engage Road Committee in identifying areas of most need.
 - Email the secretary if you would like to be on the road committee
- Install temporary speed bumps on Kimball
- Install “Narrow Road” signs on Basin
- Extend some water valves
- Grade the roads as needed.
- Fill in any eroded spots on existing rotomill application areas.
- Roto-mill additional areas as budget/material permits.
- Will be less LDS Church camp traffic this year because of the coronavirus pandemic
- **REMINDER:** Speed Limit is 20 mph!

Gates

- ❑ Gate Code: ***Please do not give owner code to non-owners. We change visitor and contractor code more often to maintain better security.***
- ❑ Contact Fred Trujillo for Basin gate questions or problems 801-232-2443 fbtrujillo211978@gmail.com
- ❑ Contact Chuck Grosvenor for Kimball gate questions or problems 435-901-7600 chuckseloa@gmail.com

Open Time for Questions and Concerns

2020 SELOA Annual Meeting

Election Results and Oath of Office

“I solemnly promise to abide by the rules of this organization and the lawful orders of the assembly.

I further promise that I will perform the duties of my office to the best of my ability.

I will turn over to my successor all records, monies and properties pertaining to my office.”

Motion to Adjourn

Thanks for participating!